

CITY OF GATLINBURG
PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD)
SITE PLAN CHECKLIST

The Gatlinburg Zoning Ordinance requires that any new Planned Unit Development (PUD) must be reviewed and approved by the Municipal/Regional Planning Commission. Please refer to Section 406 of the Municipal Zoning Ordinance or Section 407 of the Regional Zoning Ordinance for specific requirements for PUD projects.

This checklist must accompany all site plans submitted for review by the Gatlinburg Planning Commission. The City of Gatlinburg's Municipal/Regional Planning Commission meets on the third (3rd) Thursday of each month at City Hall, 1230 Parkway East, at 5:00 p.m. The deadline is at noon, fifteen (15) days prior to meeting date. **Please note, if the following items are not submitted by the deadline date, the item may not be placed on the Planning Commission agenda.**

- _____ 1. Prepared and certified by an engineer, architect, or surveyor.
- _____ 2. Four (4) full and seven (7) reduced copies of the site plan submitted by due date
- _____ 3. Zoning District classification
- _____ 4. North point, scale, and location map
- _____ 5. Dimensions and calls of all property lines
- _____ 6. Acreage of property and density of development
- _____ 7. Street design to meet Subdivision Regulations Standards
- _____ 8. Profiles of all streets
- _____ 9. Location and dimensions of existing and proposed buildings, streets, sidewalks, easements, and right-of-ways
- _____ 10. Width of access points on a public road
- _____ 11. Number, location, and size of parking spaces
- _____ 12. Grading plan and topography of existing and finished grades
- _____ 13. Drainage and erosion control plan
- _____ 14. Vehicular and pedestrian circulation plan
- _____ 15. General concept landscaping plan consisting of the proposed location of landscaping and existing areas of natural vegetation which are to remain undisturbed on the property
- _____ 16. Open space and buffering/screening plan that delineates the general location and size
- _____ 17. Recreation/amenities plan
- _____ 18. Utility plan that shows the general locations, types and sizes of all water, sewer, and power lines, and pumping station if applicable
- _____ 19. Setbacks: 25 feet from all exterior property lines and public right-of-ways, 15 feet from all private roads, and 20 feet from any freestanding building
- _____ 20. Sketch building elevations, location of areas subject to flooding, and finished floor elevations.

I/We hereby acknowledge that the preliminary PUD plan shall lapse twelve (12) months from the date it is approved by the Planning Commission in accordance with Article IV, Sections 406.4.2.1 and 406.4.3.1.

Property Owner's Signature

Date

Property Owner's Signature

Date

City of Gatlinburg, PO Box 5, 1230 East Parkway, Suite 4, Gatlinburg, TN 37738

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